179.0	0008	0010.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,023,000	/	1,023,000
USE VALUE:	1,023,000	/	1,023,000
ASSESSED:	1,023,000	/	1,023,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NIGRO DAVID
Owner 2:	HILL MAUREEN
Owner 3:	
Street 1:	37 BROWNING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NIGRO EDWARD P SR -
Owner 2:	-
Street 1:	37 BROWNING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .168 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 3482 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7331.000	574,300	700	448,000	1,023,000
Total Card	0.168	574,300	700	448,000	1,023,000
Total Parcel	0.168	574,300	700	448,000	1,023,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.81 /Parcel: 293.81

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0008-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	574,300	700	7,331.	448,000	1,023,000		Year end	12/23/2021
2021	101	FV	556,800	700	7,331.	448,000	1,005,500		Year End Roll	12/10/2020
2020	101	FV	556,800	700	7,331.	448,000	1,005,500	1,005,500	Year End Roll	12/18/2019
2019	101	FV	428,900	700	7,331.	448,000	877,600	877,600	Year End Roll	1/3/2019
2018	101	FV	428,900	700	7,331.	377,600	807,200	807,200	Year End Roll	12/20/2017
2017	101	FV	428,900	700	7,331.	345,600	775,200	775,200	Year End Roll	1/3/2017
2016	101	FV	428,900	700	7,331.	294,400	724,000	724,000	Year End	1/4/2016
2015	101	FV	299,700	700	7,331.	256,000	556,400	556,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIGRO EDWARD P	35567-361		5/3/2002		400,000	No	No		
NIGRO EDWARD P	34134-100		11/26/2001	Family	99	No	No		
NIGRO EDWARD P	31699-592		8/9/2000	Family	99	No	No		
	19687-48		3/1/1989		75,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2016	243	Redo Kit	47,200					Kitch and bath rem
9/23/2013	1424	Manual	25,000					
9/23/2013	1426	Addition	211,000	O				
8/13/2013	1219	Manual	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2015	Meas/Inspect	PC	PHIL C
5/13/2014	External Ins	PC	PHIL C
3/3/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
10/23/2008	Measured	197	PATRIOT
4/12/2000	Inspected	264	PATRIOT
1/5/2000	Measured	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7331		Sq. Ft.	Site		0	70.	0.87	7									447,951						448,000	

Patriot Properties Inc.

User Acct	GIS Ref	GIS Ref	Insp Date
122156			07/17/15

!14145!

PRINT

Date	Time
12/30/21	18:25:25

LAST REV

Date	Time
10/28/16	09:41:01
danam	

PAT ACCT. 14145

USER DEFINED

Prior Id # 1:	122156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.16830	Total SF/SM:	7331	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	447,951	Spl Credit		Total:	448,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	2014
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.05540538
Const Adj.:	1.00199997
Adj $ / SQ:	137.477
Other Features:	118721
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	576615
Depreciation:	2306
Depreciated Total:	574308

COMMENTS

MODULAR HOME.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

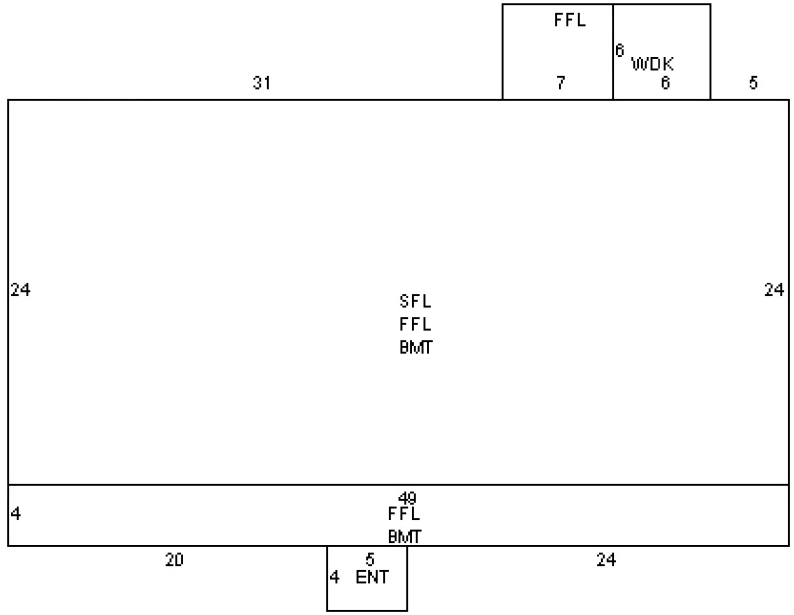
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	137.48
Special Features:	0	Val/Su Net:	142.93
Final Total:	574300	Val/Su SzAd	221.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,414	137.480	194,393
BMT	Basement	1,372	73.410	100,722
SFL	Second Floor	1,176	137.480	161,673
WDK	Deck	36	16.030	577
ENT	ENTRY	20	26.450	529

Net Sketched Area:	4,018	Total:	457,894
Size Ad	2590	Gross Area	4018	FinArea	3482
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	65	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	160	A	AV	2007	4.59	T	9.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

PARCEL ID

179.0-0008-0010.A

IMAGE

AssessPro Patriot Properties, Inc